Construction Documents

709 Milan Street

New Orleans, LA 70115

Those plans and specifications have been prepared by me or under my close supervision, and to the best of my knowledge and belief they comply with all city and local requirements and codes. I will / will not observe the construction.

Clifton James, AIA

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SINGLE FAMILY
RESIDENTIAL ADDITION
709 MILAN STREET
NEW ORLEANS, LA 70115

DATE: 07.07.2022

REVISIONS:

SHEET:

CS

INTERNATIONAL BUILDING CODE 2015.

HURRICANE CLIPS AND SHEAR WALLS:

1. The installation of plywood sheathing on the exterior wall shall be installed in order to provide shear walls.
2. Provide hurricane clips at every ceiling joist, securing joist to top plate.
3. Provide hurricane clips at every vertical stud, securing to the top and bottom plates.
4. Provide hurricane clips at every rafter, securing rafters to ceiling joists.

SMOKE AND CARBON MONOXIDE DETECTORS

1. All detectors shall receive primary power from building wiring, and when primary power from building wiring, and when primary power is interrupted, the detector shall receive power from battery back-up

LUMBER

1. All lumber and plywood shall be identified by official grade mark and shall be of the following grades:
   - a. Studs — #2 Fir or SYP S4S
   - b. Plates, Furring, Joists & Rafters — #2 Fir or SYP S4S
   - c. Roofing, Sheathing: 5/8" plywood — C-D with exterior glue, APA
   - d. Plates in contact with concrete or masonry — #2 SYP coloured
2. Framing lumber shall be the following nominal sizes:
   - a. Exterior walls — 2"x4" studs @ 16" o.c., Fir or SYP
   - b. Interior partitions — 2"x4" studs @ 16" o.c., Fir or SYP
   - c. Base Plates — 2"x thickness of wall, Fir or SYP
   - d. Ceiling Joist — See plans for sizes, Fir or SYP
   - e. Lintels — 2-2"x6" over opening up to 5'; 2-2"x8" over opening up to 5' to 7'; 2-2"x10" over opening up to 7' to 9'; 2-2"x12" over opening up to 9' to 12'; 1-row spans up to 10'; 2-row 10'-20'; Longer spans—not more than 8' apart

EXTERIOR SHEATHING:

1. 1/2" OR 5/8" x4'x8' APA plywood applied on all exterior walls.

ROOF SHEATHING:

1. 1/2"x4'x8' plywood over roof and rafters, with ply clips.
2. GAF Timberline Series 30 Year Shingles.
3. Note Location of roof vents on elevations and roof plan.

HARDIEPLANK:

1. All Soffits and Fascia boards.
2. Specifications shall be submitted to owner for approval.

GYPSUM WALL BOARD:

1. Shall be 1/2" thickness, unless indicated otherwise on drawings, 48" wide and of greatest possible lengths.

PAINTING:

1. All surfaces must be clean and dry before painting of applying. Paint material shall be the best material, and delivered to the job in their original
2. Exterior painting shall be one coat of primer, and second coat and third coat shall be exterior latex paint.
3. Interior gypsum board shall receive two coats, after all joints have been taped and floated, of interior latex paint.
4. All colors shall be selected by owner.

PLUMBING NOTES:

1. Plumbing fixtures shall be installed and connected to the sewer line. Provide water valves and stops in the hot and cold water lines to all plumbing fixtures.
2. All water piping shall be type "L" space pipe with wrought solder joints fitting, ANSI B16.22 or equal, using 95-5 tin antimony solder. All connections between steel and copper shall be made with dielectric couplings.
3. Nipple connections at fixtures shall be brass or copper pipe; no steel nipple permitted.
4. All sanitary piping (soil, waste and vent) shall be polyethylene (PVC) piping.

AIR-CONDITIONING AND HEATING:

1. Install the heating and air-conditioning unit in the attic, and provide 3/4" drain connected to the sewer line with a "P" trap.
2. Supply 1-1/4" gas line to the heating units, water heater, Stove and dryer
3. Air conditioning compressor shall be installed in the yard.

CODE REQUIREMENTS

MAXIMUM NOTCHING & BORING OF JOISTS & RAFTERS			
MEMBER SIZE	END of MEMBER (1/4 D)	OUTER 1/3 of SPAN (1/6 D)	HOLE DIAMETER (1/3 D)
2x4	7/8"	9/16"	NOT PERMITTED
2X6	1-3/8"	15/16"	1-1/2"
2X8	1-13/16"	1-3/16"	2-7/16"
2X10	2-5/16"	1-9/16"	3-1/16"
2X12	2-13/16"	1-7/8"	3-3/4"
2" of wood must be above & below the hole			

Note all notches shall be in the outer 1/3 of the span.
"D" equals actual depth of members in inches.

MAXIMUM NOTCHING & BORING OF STUDS				
MEMBER SIZE	EXTERIOR WALLS & INTERIOR BEARING WALLS		NONBEARING STUD	
	NOTCH (1/4" D)	HOLE (0.4 D)	NOTCH (0.4 D)	HOLE (0.6 D)
	7/8" 1-3/8" 1-13/16"	NOTCH (1/4" D) 2-7/8"	NOTCH (1/4" D) 2-7/8"	NOTCH (1/4" D) 4-3/8"

GENERAL NOTES

THE OWNER BUILDERS AND CONTRACTORS ARE TO CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE STARTING WITH WORK AND CONFORM TO ALL CONSTRUCTION AND PROCEDURES TO THE CODES, LAWS AND STATUES THAT GOVERN IN THE AREA OF WHICH HOUSE IS TO BE BUILT.

FIGURE DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS

ALL BEAMS, JOIST, RAFTERS TO BE #2 GRADE SOUTHERN YELLOW PINE WITH A MINIMUM FLEXURAL STRESS RATING, OF F-1200 PSI UNLESS OTHERWISE NOTED. ALL EXTERIOR WOOD EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED.

PROVIDE WOOD BRIDGING EVERY 8FT. O.C. BETWEEN JOIST, 2 NAILS @ EACH ATTACHED POINT PER PIECE.

ALL DOORS WINDOWS TO BE 2-2X8 UNLESS OTHERWISE NOTED. AT OPENING OF 4FT. WIDTH MORE HEADERS ARE TO BE SUPPORTED BY DOUBLE STUDS AT EACH SIDE UNLESS NOTED DIFFERENT. ALL CORNERS POST TO BE 4 SIDES.

PROVIDE DOUBLE FRAMING AT ALL OPENINGS. DOUBLE JOIST UNDER ALL PARTITIONS RUNNING PARALLEL WITH FRAMING AND UNDER ALL APPLIANCES AT BATH FIXTURES DOUBLE OR CROSS BLOCK ELSEWHERE AS REQUIRED.

ALL HEADERS, TRIMMERS FLUSH FRAMING, TAIL BEAMS AND JOIST TO BE HUNG WITH METAL BRIDLE OR FRAMING ANCHORS OR APPROVED TYPE "SIMPSON" OR SIMILAR.

FINISH ALL HOUSE WALLS AND CEILING WITH 1/2" GYPSUM BOARD. ALL JOIST TAPED AND GYPSUM COMPOUND FINISHED. FINISH GARAGE WALLS AND CEILING WITH 5/8" GYPSUM BOARD FIRE CODE TYPE "X"

CERAMIC FLOOR TILE FINISH ALL BATH AND LAVATORY FLOORS BASE AND TUB AND SHOWER AREA TO BE FULL CEILING HEIGHT.

REFER TO OWNER FOR ALL FLOOR FINISHES

STRUCTURE DESIGNED TO WITHSTAND 130 MILE PER HOUR WINDS ACCORDING TO INTERNATIONAL BUILDING CODE CONGRESS INTERNATIONAL STANDARD FOR HURRICANE RESISTANT CONSTRUCTION SSTD-10.

WINDBORNE DEBRIS PROTECTION:

WINDOWS IN BUILDINGS LOCATED IN WINDBORNE DEBRIS REGIONS SHALL HAVE GLAZED OPENINGS PROTECTED FROM WINDBORNE DEBRIS OR THE BUILDING SHALL BE DESIGNED AS A PARTIALLY ENCLOSED BUILDING ACCORDANCE WITH THE INTERNATIONAL BUILDING CODE 2015.

GLAZED OPENING PROTECTION FOR WINDBORNE DEBRIS SHALL MEET THE REQUIREMENTS OF THE LARGE MISSILE TEST OF ASTME 1996 AND OR AS TME 1886 REFERENCED THEREIN

PROVIDE INSULATION TO CONFORM WITH THE "R" VALUE OF THE ELECTRIC UTILITY COMP. AND/OR MANUFACTURERS SPECS. INSULATE ALL WALLS AND CEILING WITH FIBERGLASS STYRENE BOARD OR COMBINATION OF BOTH. INSULATION TYPE AND THICKNESS AS SHOWN ON DRAWINGS.

FLASH ALL ROOF CHIMNEY, VALLEY ETC. AREAS IN THE PRESCRIBE MANNER WITH METAL OR FABRIC FLASHING. DOORS T BE FLASHED AS REQUIRED.

WHERE RIGID INSULATION OR SHEATHING OTHER THAN PLYWOOD IS USED PROVIDE 1X4'S OR STEEL DIAGONAL BRACES. LET-IN AT ALL EXTERIOR FRAME CORNER WALLS.

GUTTERS AND DOWN SPOUTS TO BE SEAMLESS, PREFINSHED, FABRICATED AND ERECTED ON SITE.

G.F.I.C.-INDICATES GROUND FAULT INTERRUPT CIRCUIT.

S.O.-INDICATES GROUND FAULT INTERRUPT CIRCUIT.

S.D. - INDICATES THE LOCATION OF THE SMOKE, FIRE, HEAT DETECTION AND ALARM DEVICES PROVIDE ELECTRICAL SERVICES WITH BATTERY BACK-UP

STRUCTURAL LOAD DESIGN
ROOF 25"LL 10"DL = 35PSF
1ST FLOOR 40"LL 10"DL 50PSF

PROVIDE AUTOMATIC THERMO-CONTROLLED WITH AUTO FIRE PROTECTION CUT-OFF ATTIC EXHAUST 10" DIAMETER FAN.

JOISTS: Notches in joists may occur in the top or bottom, but may not be located in the center one-third of the span. A notch may not exceed one-sixth of the actual depth of the joists, except at the very ends, where it may be one-forth the actual joists depth. Holes bored in joists must not be larger than one-third the depth of the joist and must not be within two inches of the bottom edge.

STUDS: Notches in studs are restricted to 25% (1/4) of actual stud width at exterior walls and at interior load bearing partitions. Notches may be 40% of the stud width in nonbearing interior partitions. Holes bored in studs may be as large as 60% of the stud width at interior nonbearing partitions and where studs are doubled. Not more than two successive double studs may be bored at that size. In all other studs, hole size as limited to 40% of actual stud width. In any case, holes must not be within 5/8" of the edge of the stud and must not be larger than 25%

TABLE R301.2.1.2
WINDBORNE DEBRIS PROTECTION FASTENING SCHEDULE FOR WOOD STRUCTURAL PANELS

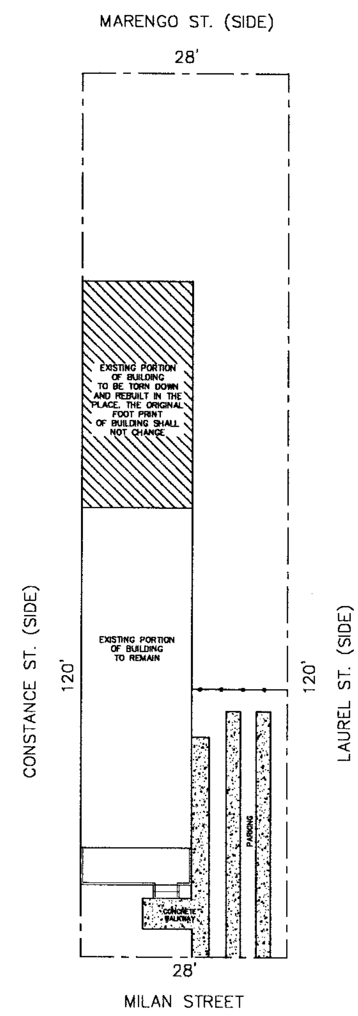
FASTENER TYPE	FASTENER SPACING		
	Panel span ≤ 4 foot	4 foot < panel span ≤ 6 foot	6 foot < panel span ≤ 8 foot
2½" #6 Wood screws	16"	12"	9"
2½" #8 Wood screws	16"	16"	12"

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm, 1 pound = 0.454 kg, [illegible]
a. This table is based on 130 mph wind speeds and a 33-foot mean roof height.
b. [illegible]
c. [illegible]

INDEX OF DRAWINGS

SHEET NO.	DESCRIPTION
CS	COVER SHEET
A-1	INDEX, SITE & GENERAL SPECIFICATIONS
A-2	FOUNDATION DETAILS / PILE LAYOUT
A-3	FLOOR PLAN
A-4	WALL SECTION / CEILING FRAMING ROOF FRAMING / ROOF SECTION
A-5	ELEVATION / POWER & LIGHTING PLAN

FINAL PERMIT RELEASE
DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
These plans and specifications have been examined and no evidence of deviation from the International Building Code (IBC), as amended by the City of New Orleans, has been noted. This action is contingent upon installation and work complying with the code during the construction and final inspection upon completion. [New Orleans Code Sections 26-14 and 26-15]
Any changes to or deviation from approved plans must be immediately reported to the Department of Safety and Permits and work must stop until the revised plans have been examined and approved.
Work beyond that which is specified in these approved drawings is not authorized. Performing work beyond the scope of these plans is subject to fines as prescribed in Section 109.2 of the New Orleans Amendments to the International Building Code and/or revocation of the building permit.
Jay P. Dufour, AIA
Chief Plans Examiner
REVIEWED FOR CODE COMPLIANCE
waejones 11/18/2022



SITE PLAN
SCALE: 1/8" = 1'-0"

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709 MILAN STREET
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DATE: 07.07.2022
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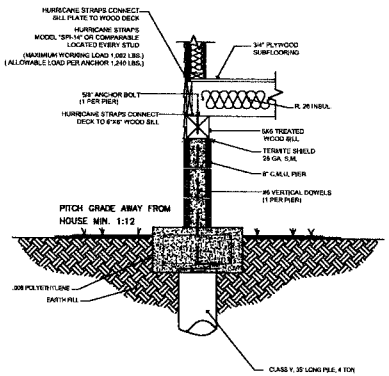
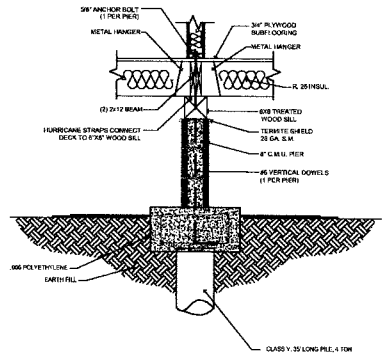
SHEET:
A1

FLOOR HEIGHT TO MATCH EXISTING FLOOR HEIGHT



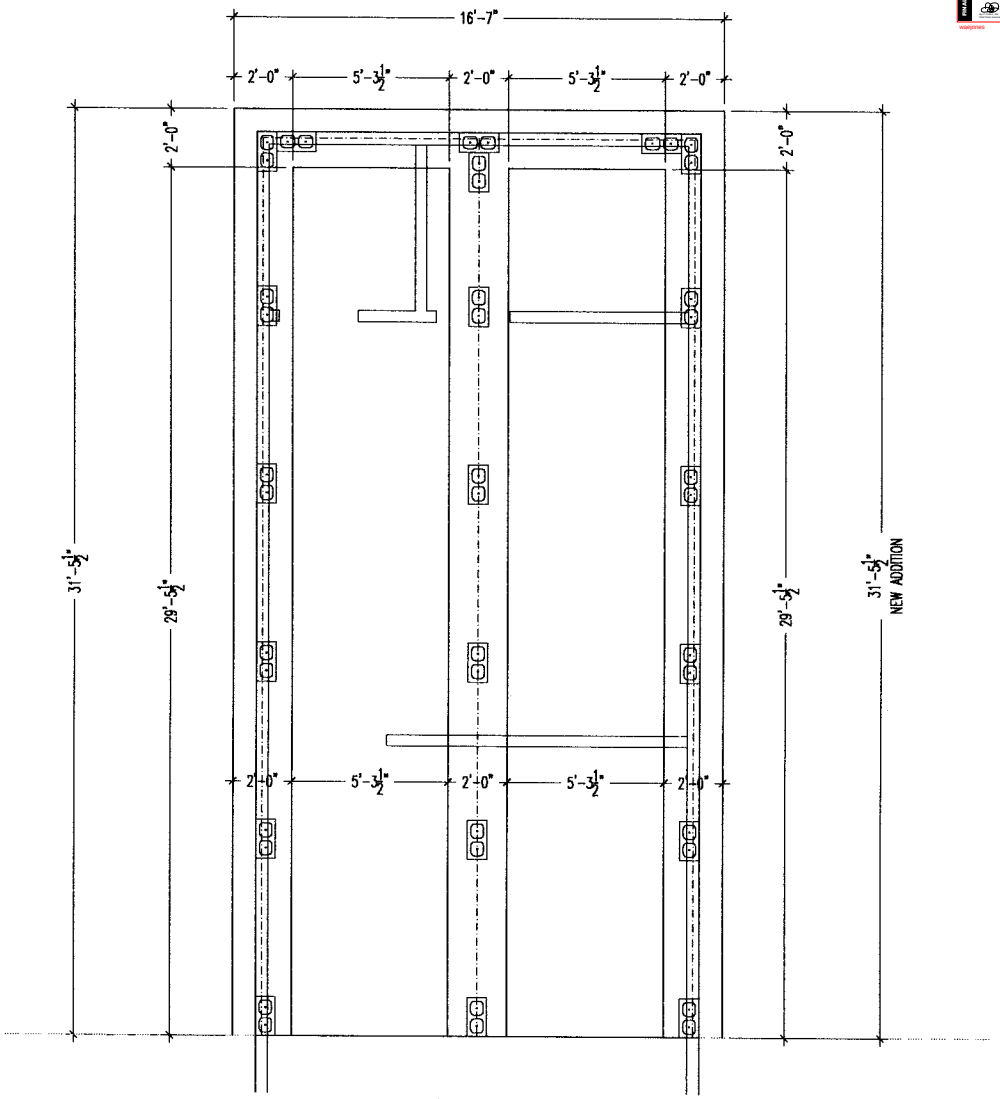
FRONT PIER LAYOUT PLAN

SCALE: 3/8"=1'-0"



FRONT PIER LAYOUT PLAN

SCALE: 3/8"=1'-0"



FOOTING/PIER LAYOUT PLAN

SCALE: 3/8"=1'-0"

DEPARTMENT OF SAFETY AND PERMITS
PLAN REVIEW DIVISION
FINAL PERMIT RELEASE
11/18/2022

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NEW ORLEANS, LA 70115

DATE: 07.07.2022
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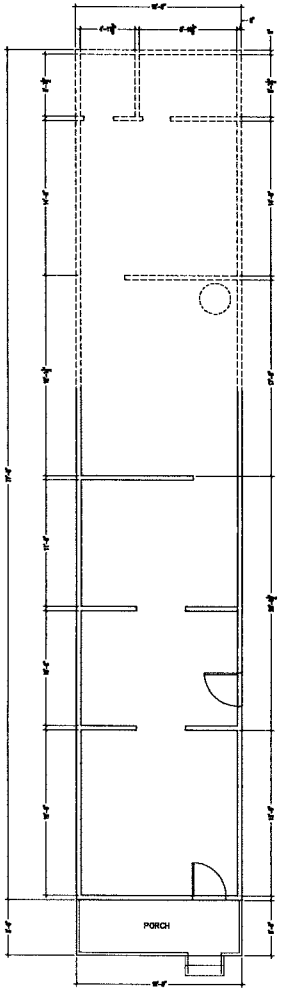
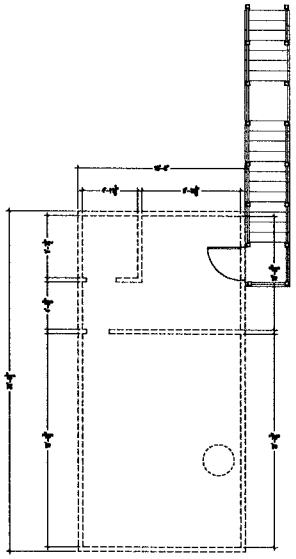
SHEET:
A2

AREA CALCULATIONS

FLOOR PLAN	1923
SECOND FLOOR PLAN	460
TOTAL LIVING	1615



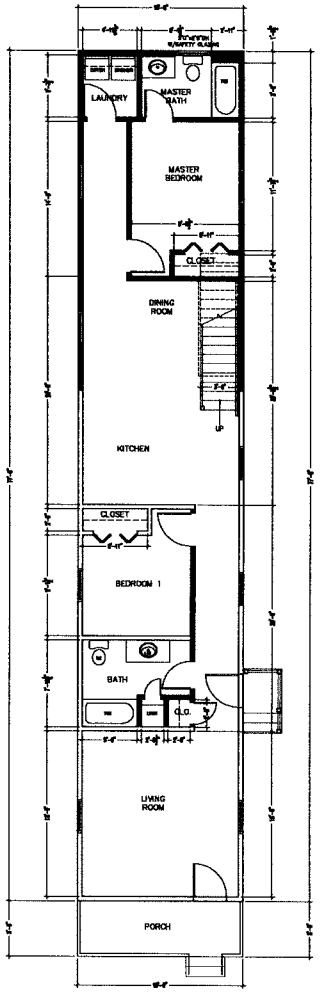
EXISTING FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



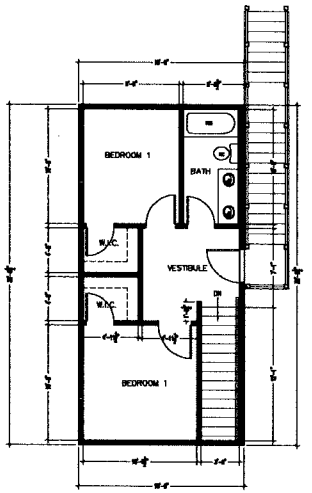
EXISTING SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

CONSTRUCTION LEGEND

- WALLS TO REMAIN
- WALL TO BE REMOVED
- NEW WALLS
- 1 HOUR RATED WALL



PROPOSED FIRST FLOOR PLAN
SCALE: 3/16"=1'-0"



PROPOSED SECOND FLOOR PLAN
SCALE: 3/16"=1'-0"

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A3

SIMPSON HURRICANE STRAPING NOTES FOR WOODEN SYSTEM

(1) SIMPSON HURRICANE STRAPING MODEL"LSTA18" OR COMPARABLE LOCATED EVERY RAFTER (MAXIMUN WORKING LOAD= 885 pounds) (ALLOWABLE LOAD PER ANCHOR= 970 pounds)

(2) ALL ROOF SHEATING SHALL BE ½ O.S.B ANCHORED WITH 8 PENNY COMMOM NAILS @ 6" O.C. SPACING.

(3) SIMPSOM HURRICANE STRAPING MODEL"MTS30" OR COMPARABLE LOCATED EVERY RAFTER (MAXIMUN WORKING LOAD= 912 pounds) (ALLOWABLE LOAD PER ANCHOR= 965 pounds)

(4) SIMPSOM HURRICANE STRAPING AS REQUIRED @ EVERY STUD. MODEL"CS18" OR COMPARABLE LOCATED EVERY OTHER STUD. (MAXIMUN WORKING LOAD= 1182 pounds) (ALLOWABLE LOAD PER ANCHOR= 1370 pounds)

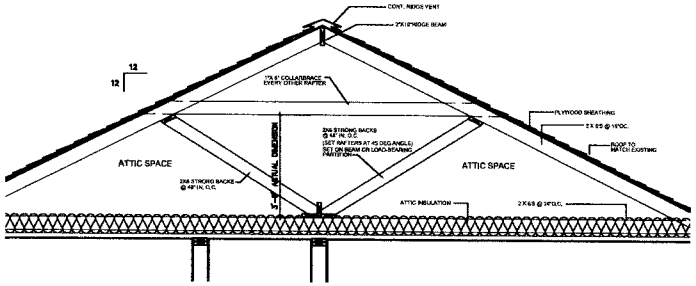
(5) PROVIDE ½" O.S.B. SHEATHING ON ENTIRE HOUSE FRAMING FOR CONT. LOAD PATH CONNECTIONS AS PER "SSTD 10-99"

(6) PROVIDE SIMPSON "HT22" TO HOLD DOWN ANCHORS @ THE END OF ALL SHEAR PANELS / WALLS (ALLOWABLE LOAD PER ANCHOR=4670 pounds)

(7) SIMPSOM HURRICANE STRAPING AS REQUIRED @ EVERY STUD. MODEL"SPH4" OR COMPARABLE LOCATED EVERY OTHER STUD (MAXIMUN WORKING LOAD= 10002 pounds) (ALLOWABLE LOAD PER ANCHOR= 1240 pounds)

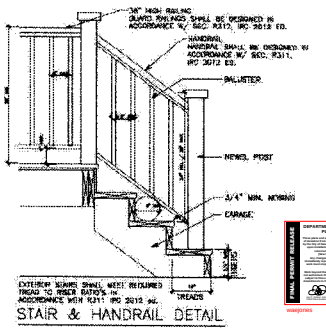
(8) ⅝" ANCHOR BOLT, 7" CONC. INBEDMENT @ 30" O.C. W/ 3"ø X ⅛ WASHERS

ALL PROJECTIONS (ROOF OVERHANG) EXTENDING INTO THE THREE FOOT FIRE SEPARATION DISTANCE SHALL HAVE NOT LESS THAN ONE--HOUR FIRE RESISTIVE CONSTRUCTION ON THE UNDERSIDE AS REQUIRED BY R302.1 IRC 2012 ED.



ROOF SECTION

SCALE: 1/2"=1'-0"



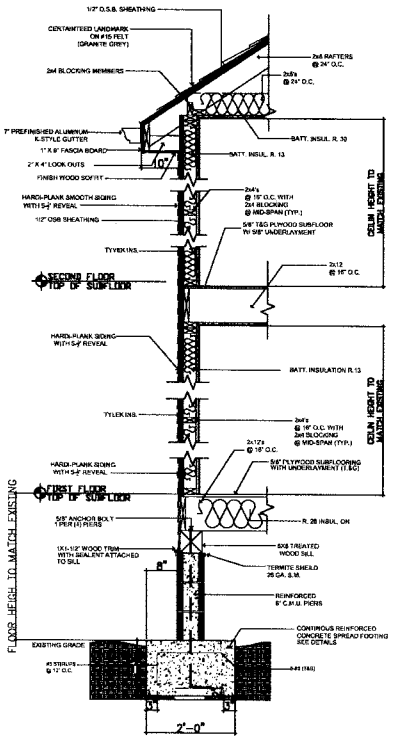
STAIR & HANDRAIL DETAIL

"WOOD" CEILING / FLOOR FRAMING NOTES:

1. ALL CEILING/FLOOR JOIST SHALL BE: 2X12 @ 16" O.C. UNLESS NOTED OTHERWISE

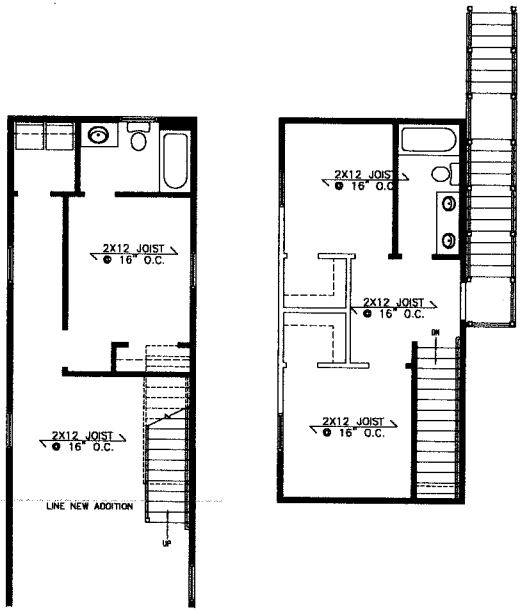
"WOOD" ROOF FRAMING NOTES:

ALL RAFTERS SHALL BE:	2X6 @ 16" O.C. UNLESS NOTED OTHERWISE
ALL HIP RAFTERS SHALL BE:	2X10 UNLESS NOTED OTHERWISE
ALL VALLEY RAFTERS SHALL BE:	2X10 UNLESS NOTED OTHERWISE
ALL RIDGES SHALL BE:	2X10 UNLESS NOTED OTHERWISE



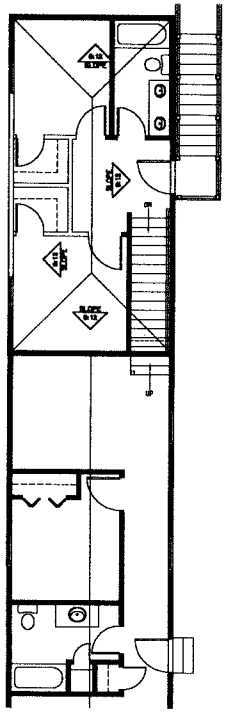
WALL SECTION

SCALE: 3/4"=1'-0"



FLOOR FRAMING PLAN

SCALE: 3/16"=1'-0"



ROOF/ROOF FRAMING PLAN

SCALE: 3/16"=1'-0"

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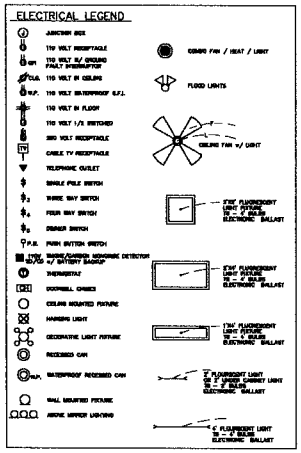
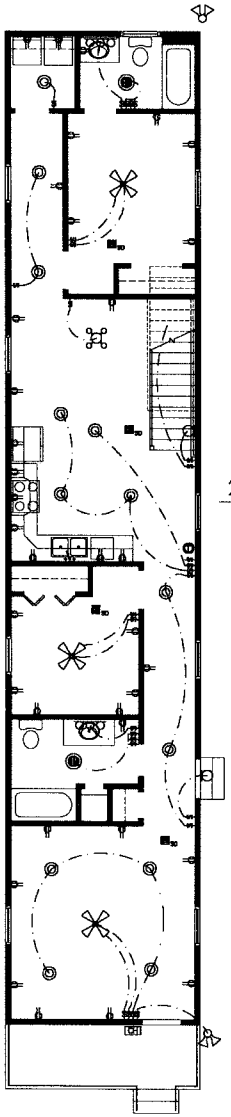
SHEET:
A4



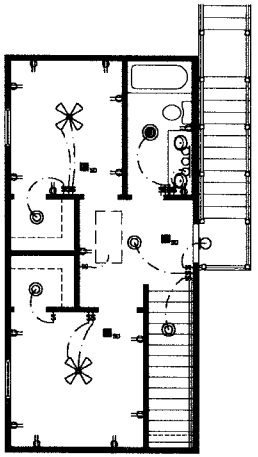
ELECTRICAL NOTES

1. All work to be performed in accordance with the requirements of the National Electric Code (NEC) CITY / PARISH, and Entergy Company.
2. Contractors shall obtain and pay for all necessary permits and inspections
3. All conductors shall be copper, minimum size, No. 12 AWG., except those used for fixture drops and control wiring of equipment. Conductors No. 8 and larger shall be stranded. NEC color code shall be followed throughout.
4. Indoor conduit above ground shall be EMT; and heavy-wall rigid conduit below ground.
5. Outdoor conduit shall be schedule 40 PVC. Encase in concrete where required by code.
6. Provide empty conduit as required for telephone. Verify and coordinate with owner and telephone company.
7. All exterior floor lights are on auto sensors.
8. Provide all necessary connections for other trades.
9. Wiring devices shall be specification grade as manufactured by LEVITION, G.E., SIERRA, OR EQUAL.



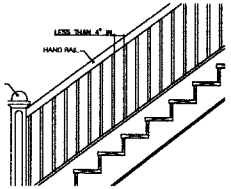
1ST FL. POWER & LIGHTING

SCALE: 1/4"=1'-0"

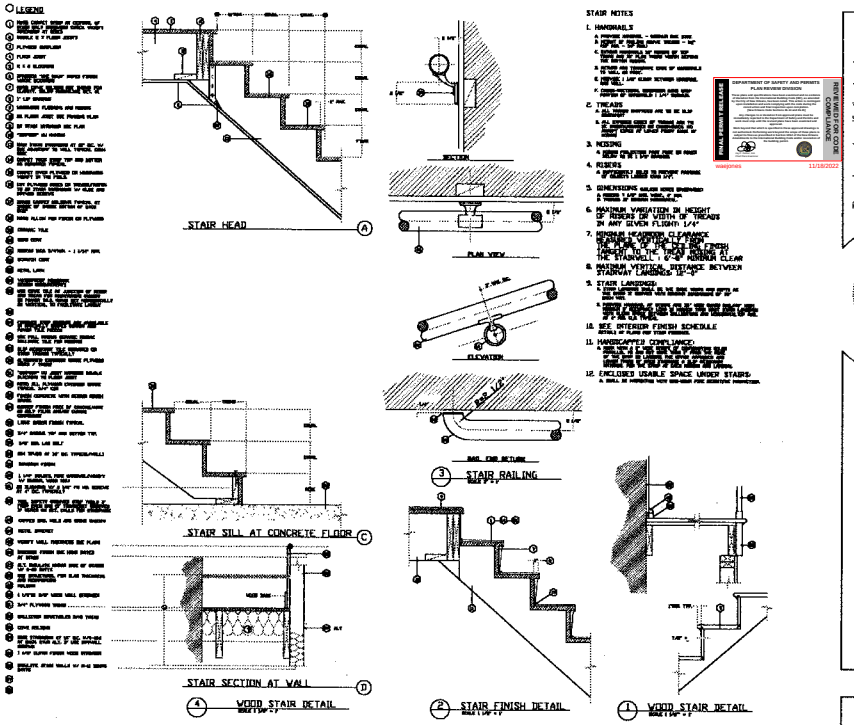


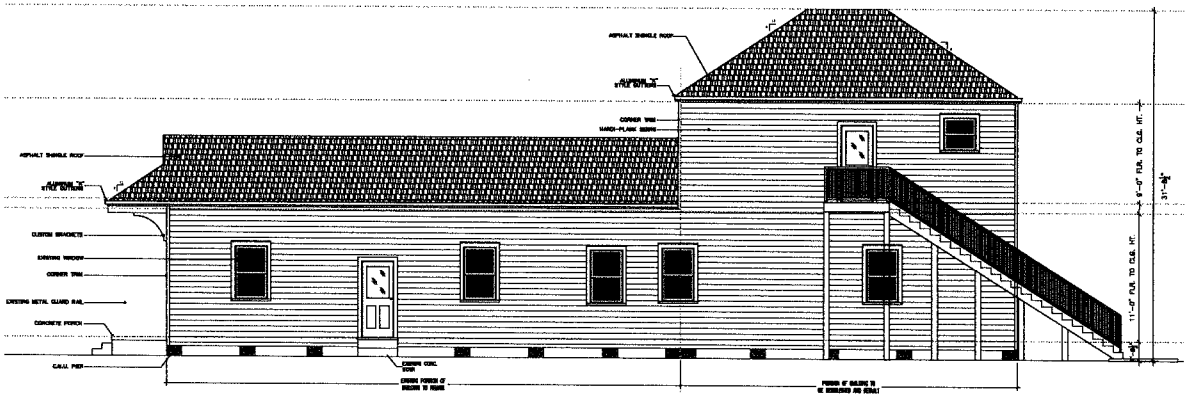
2ND FL. POWER & LIGHTING

SCALE: 1/4"=1'-0"



HANDRAIL DETAIL





RIGHT SIDE ELEVATION

SCALE: 3/16"=1'-0"

These plans and specifications have been prepared by me or under my close supervision, and to the best of my knowledge and belief they comply with all city and local requirements and codes. I will / will not observe the construction.

Clifton James, AIA

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NEW ORLEANS, LOUISIANA 70126
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SINGLE FAMILY
RESIDENTIAL ADDITION
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NEW ORLEANS, LA 70115

DATE: 07.07.2022
REVISIONS:

SHEET:
A5